



## Town Council Agenda Report

**SUBJECT:** Site Plan

Application No. and Location: SP 6-12-99 13290 State Road 84

**TITLE OF AGENDA ITEM:** U Store-it

**REPORT IN BRIEF:** The site plan proposes 1 three story and 8 one story self storage facility buildings, a watchman's apartment, parking and landscaping. The 3 story building will face State Rd. 84 to the north. The south and west property lines will be separated from the adjacent residential uses by an 8' masonry wall. The landscape plan has provided for 28 trees in excess of the code requirements. This is a previously approved site plan that has expired as of October 15, 1998.

**DISCUSSION:** (include background, project summary, significant impacts, citizen participation, workload impacts, purpose, project workshop, evaluation and selection process, and conclusion) N/A

**CONCURRENCES:** (concerns and/or opinions of affected departments, Committees, Boards or Council)

The development review committee has reviewed the site plan for consistency with applicable codes. All remaining outstanding items are enumerated as conditions subject to.

**FISCAL IMPACT:** N/A

Is appropriation required?	yes	no	If yes, expected cost \$
Funding appropriated?	yes	no	If yes, amount \$
Account Name:			
Additional Comments:			

**RECOMMENDATION(S):**

**PLANNING AND ZONING DIVISION RECOMMENDATION:** APPROVAL  
subject to the following:

1. Approval of the photometric lighting plan by the Engineering Division.

**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to recommend APPROVAL  
subject to the planning report together with the conditions of the original approval  
(3-2, Ms. Coy and Mr. Amos absent) July 13, 1999.

**Attachment(s):** Planning report, Application, Aerial, Subject site map, Land Use map

Town Council Agenda Report  
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Item No.

**TOWN OF DAVIE  
PLANNING AND ZONING DIVISION  
PLANNING REPORT**

**SITE PLAN:** U Store It SP 6-12-99

**APPLICANT:** **Petitioner:** Sun Tech Engineering, Inc.  
**Owner:** Amsdell Companies c/o Robert Amsdell

**ANALYSIS:** **Land Use/Zoning:** Commercial / B-3  
**Location:** 13290 State Road 84

The applicant requests approval of a 103,275 square foot self storage facility consisting of 1 three-story and 8 one-story buildings, a watchman's apartment, associated parking, and landscaping. The site plan will remain consistent with the previously approved plans which expired on October 15, 1998.

The buildings will be cream colored stucco with tan accent bands and teal green trim. Reflective glass with green tint has been added to the three-story building facing State Road 84 to enhance the architectural style. All other buildings are one-story and have been internalized so that overhead doors are not visible from the exterior.

A parking variance was granted by Town Council on December 17, 1997, allowing a total of 19 parking spaces for the facility.

The landscape plan indicates live oak on the east perimeter. To the south is an 8' masonry wall set 10 feet off the rear property line to allow landscaping on both sides of the wall to include slash pine, mahogany, and cassia adjacent to the existing residential uses. The west perimeter has cassia and green buttonwood under the existing power lines. The perimeter hedge is firebush. The landscape buffer along State Road 84 includes an undulating berm with cassia, green buttonwood, and sabal palms given the location of existing power lines. A variety of shrubs and ground covers including zamia, cocoplum, faxahatchee grass, and liriopse are also provided.

A freestanding sign 128 square feet in area and 15 feet in height is provided in colors to match the building together with wall signage within the maximum area of 150 square feet.

The site plan is in conformance with Town Code requirements.

**PLANNING AND ZONING DIVISION RECOMMENDATION:** **APPROVAL** subject to the following conditions:

1. Approval of the photometric lighting plan by the Engineering Division.

**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to recommend **APPROVAL** subject to the planning report together with the conditions of the original approval (3-2, Ms. Cox and Mr. Amos absent) July 13, 1999.

Prepared By: \_\_\_\_\_

Reviewed By: \_\_\_\_\_

EXISTING ZONING: B-3

LAND USE DESIGNATION: Commercial

<b>TOWN OF DAVIE USE ONLY</b>	
SITE PLAN NO.	<u>SP 6-12-99</u>
FEE	<u>\$2080.00</u>
RECEIPT NO.	<u>7629</u>

**TOWN OF DAVIE  
SITE PLAN APPLICATION**

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)  
Make Checks Payable to TOWN OF DAVIE

DATE FILED: \_\_\_\_\_ NON-RESIDENTIAL: XX

RESIDENTIAL SITE PLAN: \_\_\_\_\_ FLOOR AREA: 103,675

NO. OF UNITS: \_\_\_\_\_

PETITIONER: Sun-Tech Engineering, Inc. c/o Andrea Smith, P.E.

ADDRESS: 3407 N.W. 9 Avenue, Suite 250, Ft. Lauderdale, FL. 33309

PHONE: 954-568-2262

RELATIONSHIP TO PROPERTY: Engineer

OWNER: Amsdell Companies c/o Robert Amsdell

ADDRESS: 6745 Engle Road, Suite 300, Cleveland, OH., 44130

PROJECT NAME/SUBDIVISION NAME: U-Store-It (Davie)

PROJECT ADDRESS: 13290 State Road 84

LEGAL DESCRIPTION: See attached

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE  
.....

**OFFICE USE ONLY**

TREE SURVEYS \_\_\_\_\_ NUMBER OF PLATS \_\_\_\_\_ NUMBER OF SURVEYS \_\_\_\_\_

APPROVE AS TO FORM: Jat DATE: 6/23/99

DEVELOPMENT REVIEW COMMITTEE DATE: \_\_\_\_\_

SITE PLAN COMMITTEE MEETING DATE: 7/13/99

TOWN COUNCIL MEETING DATE: \_\_\_\_\_

Amsdell Companies c/o Robert Amsdell  
OWNER'S NAME(S)

[Signature]  
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

6745 Engle Road, Suite 300  
ADDRESS

Cleveland, Ohio 44130  
CITY, STATE, ZIP

1-800-234-4494  
PHONE

The foregoing instrument was acknowledged before me  
this 21 day of JUNE, 1999, by  
ROBERT AMSDELL who is personally  
known to me or who has produced \_\_\_\_\_

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: William M. Fenno

Print: William Fenno

My Commission Expires: 4/9/2001

Sun-Tech Eng., Inc. c/o Andrea Smith  
PETITIONER'S NAME

[Signature]  
PETITIONER'S SIGNATURE

3407 N.W. 9 Avenue, Suite 250  
ADDRESS

Ft. Lauderdale, Florida 33309  
CITY, STATE, ZIP

954-568-2262  
PHONE

The foregoing instrument was acknowledged before me  
this 22 day of JUNE, 1999, by  
ANDREA SMITH who is personally  
known to me or who has produced \_\_\_\_\_

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: William M. Fenno

Print: William Fenno

My Commission Expires: 4/9/2001



WILLIAM M. FENNO  
COMMISSION # CC 637075  
EXPIRES APR 9, 2001  
BONDED THRU  
ATLANTIC BONDING CO., INC.

OFFICE USE ONLY



WILLIAM M. FENNO  
COMMISSION # CC 637075  
EXPIRES APR 9, 2001  
BONDED THRU  
ATLANTIC BONDING CO., INC.

LAND DESCRIPTION:

ALL OF TRACTS A & B AND A PORTION OF TRACTS C & D OF GRIFFITHS CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID GRIFFITHS CENTER; THENCE NORTH 00°11'32" WEST, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 469.17 FEET;

THENCE NORTH 52°11'13" EAST, A DISTANCE OF 39.60 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 84;

THENCE SOUTH 75°26'02" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 373.49 FEET;

THENCE SOUTH 14°33'58" WEST, A DISTANCE OF 83.00 FEET;

THENCE SOUTH 24°16'13" EAST, A DISTANCE OF 38.74 FEET;

THENCE SOUTH 00°08'42" EAST, A DISTANCE OF 165.00 FEET;

THENCE NORTH 89°51'18" EAST, A DISTANCE OF 179.30 FEET;

THENCE SOUTH 00°08'42" EAST, A DISTANCE OF 117.90 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT;

THENCE SOUTH 89°51'18" WEST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 566.27 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 194,443 SQUARE FEET (4.464 ACRES) MORE OR LESS.







